



Zoning Board of Appeals
Department of Planning & Community Development
City Hall - Roosevelt Square
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Ernest D. Davis,
Mayor

Irwin S. Davison, Esq.
Chair

MEETING NOTICE

ZONING BOARD OF APPEALS

PUBLIC HEARING

A regular meeting of the Zoning Board of Appeals will be held on **Tuesday, November 17, 2015 at 7:30 p.m.** in the **City Council Chambers**, second floor, City Hall, Mount Vernon, New York at which time and place the Board shall consider the following:

ITEM # 1 ROLL CALL

ITEM # 2 APPROVAL OF MINUTES

- 2.1** Approval of the minutes of the regular meeting held on Tuesday, July 21, 2015.
- 2.2** Approval of the minutes of the regular meeting held on Tuesday, September 17, 2015.
- 2.3** Approval of the minutes of the regular meeting held on Tuesday, October 20, 2015

ITEM # 3 CONTUNIED PUBLIC HEARING

3.1 Calendar # 1716-Z 3 Sherman Avenue (Section 165.33, Block 2135, Lot 9) Located in the R1-7 Zoning District.

The applicant for the above address, represented by architect Tom Abillama, is proposing to legalize the conversion of the supers unit and additional two units within the basement. This proposed project does not comply with the Mount Vernon Zoning dimensional regulations. This requires an area and use variance.

SEQRA Determination This action is a coordinated review and classified as "Unlisted". The Zoning Board shall render a SEQRA determination prior to rendering any discussions.

ITEM # 4 ADMINISTRATIVE ACTION (SEQRA Determination This action is a “Type II” therefore, ending the SEQRA process).

Recommendation

4.1 Case #23-2015 74 Vernon Parkway (Section 159.80, Block 2250, Lot 7) Located in the R1-7 Zoning District.

The Architectural Review Board seeks guidance with regard to the parameters of the zoning envelope set forth by the Zoning Code as it relates to this property.

Note: Items listed on the agenda are subject to change and amendments and/or additions may be placed on the agenda.

Note: The next regular meeting of the Zoning Board of Appeals, is scheduled to be held on Tuesday, December 15, 2015.

Note: The Zoning Board will host its work session on November 10, 2015 at 4:00pm in the Memorial Room, City Hall

Wendy Davis
Zoning Board Secretary

cc: Mayor Ernest D. Davis Building Department
Jaime Martinez, Acting Commissioner Lobby
Brian G. Johnson, Deputy Commissioner Press
William Long, Planning Administrator
George Brown, City Clerk
Lauren Raynor, Corporation Counsel
Jyll Townes, 1st Assistant Corporation Counsel